

HUTTO CROSSING

131,560 - 1,458,355 SF INDUSTRIAL DEVELOPMENT
AVAILABLE FOR LEASE OR PURCHASE



Pursuing LEED Certification
Upon Completion



Building 2 | 148 Parker Way
Building 3 | 160 Parker Way
Building 4 | 151 Alliance Blvd

Hutto, TX 78634

PHASE I DELIVERED

For Leasing Information:

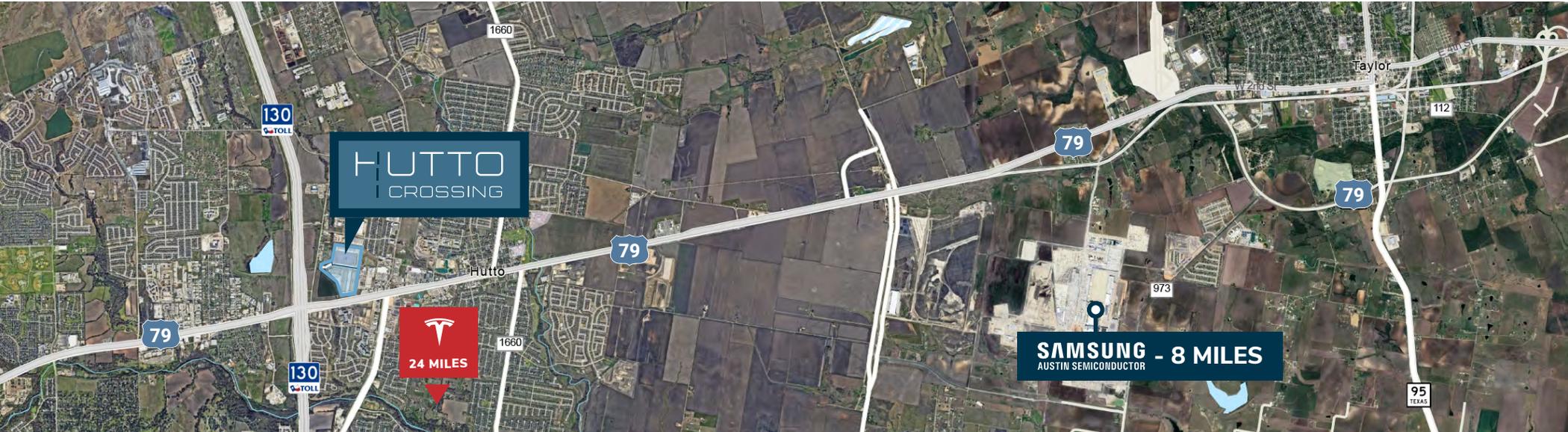
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Tucker Rice | 512.481.3057 | tucker.rice@streamrealty.com
Claudia Taylor | 512.481.3021 | claudia.taylor@streamrealty.com



BIG BUSINESS IN THE HEART OF HUTTO

Hutto Crossing is a large Class-A industrial park located in Hutto, Texas, featuring 3 existing state-of-the-art buildings totaling 662,395 SF with future build-to-suit opportunities. The development is well-situated in the heart of one of Austin's most sought-after industrial markets on a prime corner with easy access from SH 130 and Highway 79.

Hutto, located just Northeast of Austin, is one of the fastest growing communities in Texas. The town has earned the reputation as the top place to raise a family in Texas due to housing affordability and excellent schools. It has also been named one of the "Top 100 Places in Major Markets to Locate your Business" by Southern Business and Development.



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HUTTO CROSSING

SITE PLAN

PHASE I

Building 2 - 131,560 SF

32 Dock Doors
2 Ramp Doors
Clear Height +/- 32'
125 Car Parking
27 Trailer Stalls

Building 3 - 280,229 SF

70 Dock Doors
2 Ramp Doors
Clear Height +/- 36'
297 Car Parking

Building 4 - 250,606 SF

65 Dock Doors
2 Ramp Doors
Clear Height +/- 36'
226 Car Parking

PHASE II

Building 5 - 795,960 SF

Build to Suit
136 Dock Doors
4 Ramp Doors
459 Car Parking
175 Trailer Stalls



[CLICK TO WATCH VIDEO](#)

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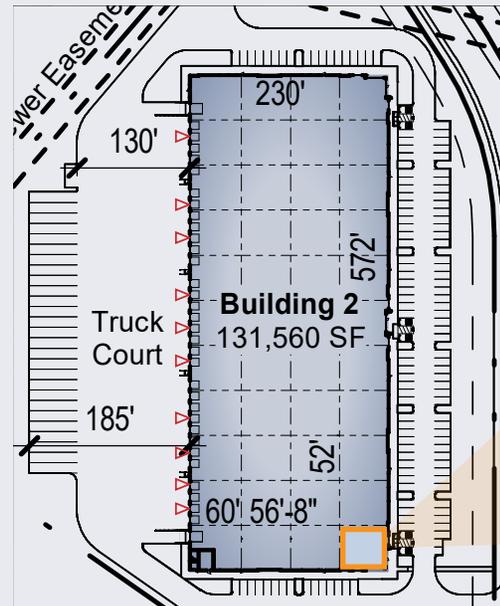
HUTTO CROSSING

BUILDING 2 131,560 SF

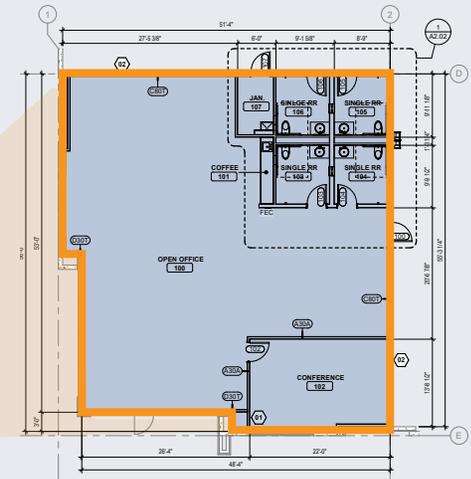


BUILDING 2 SPECS

TOTAL SQUARE FEET	131,560 SF
SPEC OFFICE	2,791 SF
LOADING	Rear Load
CLEAR HEIGHT	32'
DOCK DOORS	32
DOCK LEVELERS	10
RAMPS	2
BUILDING DEPTH	230'
TYPICAL COLUMN SPACING	52' x 56'-8" deep
LOADING BAYS	52' x 60' deep
TRUCK COURT DEPTH	185' Standalone
CAR PARKING	125
TRAILER PARKING	27
SPRINKLERS	ESFR fire protection
WAREHOUSE LIGHTING	LED
SLAB THICKNESS	6" concrete



Spec Office - 2,791 SF



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BUILDING 3 SPECS

TOTAL SQUARE FEET 280,229 SF

SPEC OFFICE 3,739 SF

LOADING Rear Load

CLEAR HEIGHT 36'

DOCK DOORS 70

DOCK LEVELERS 19

RAMPS 2

BUILDING DEPTH 240'

TYPICAL COLUMN SPACING 52' x 60' deep

LOADING BAYS 52' x 60' deep

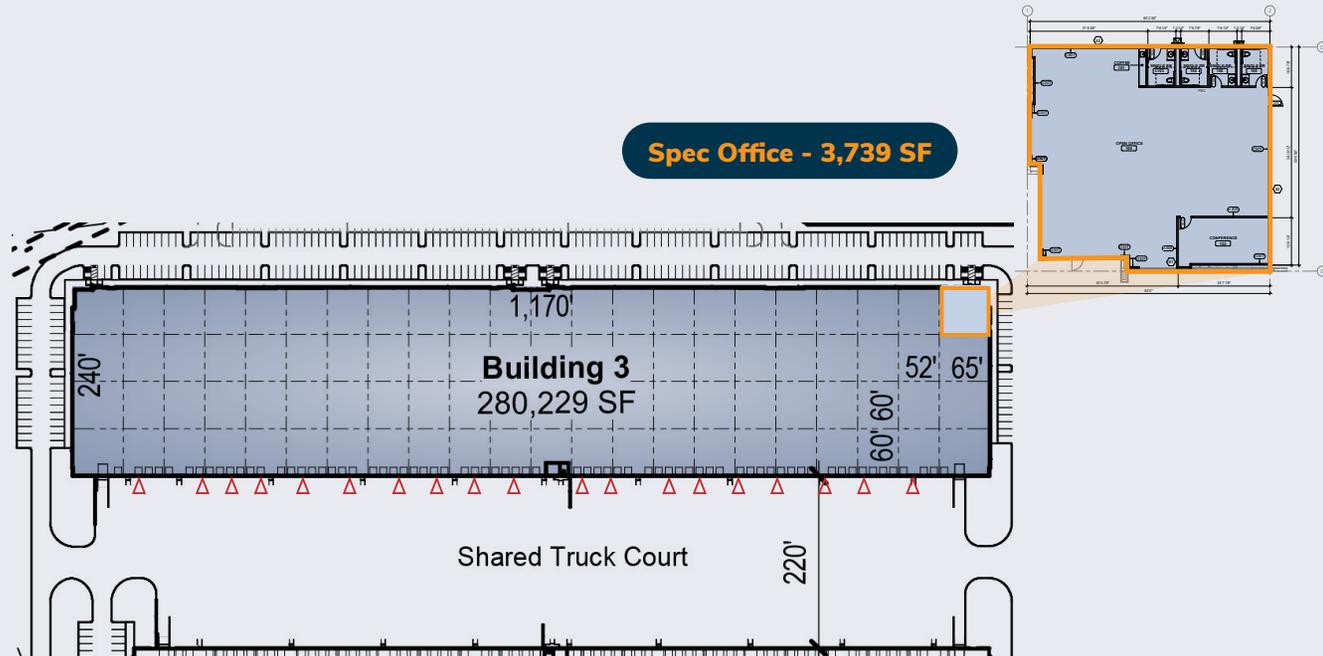
TRUCK COURT DEPTH 220' Shared

CAR PARKING 297

SPRINKLERS ESFR fire protection

WAREHOUSE LIGHTING LED

SLAB THICKNESS 7" concrete



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BUILDING 4 SPECS

TOTAL SQUARE FEET 250,606 SF

SPEC OFFICE 2,728 SF

LOADING Rear Load

CLEAR HEIGHT 36'

DOCK DOORS 65

DOCK LEVELERS 17

RAMPS 2

BUILDING DEPTH 230'

TYPICAL COLUMN SPACING 52' x 56'-8" deep

LOADING BAYS 52' x 60' deep

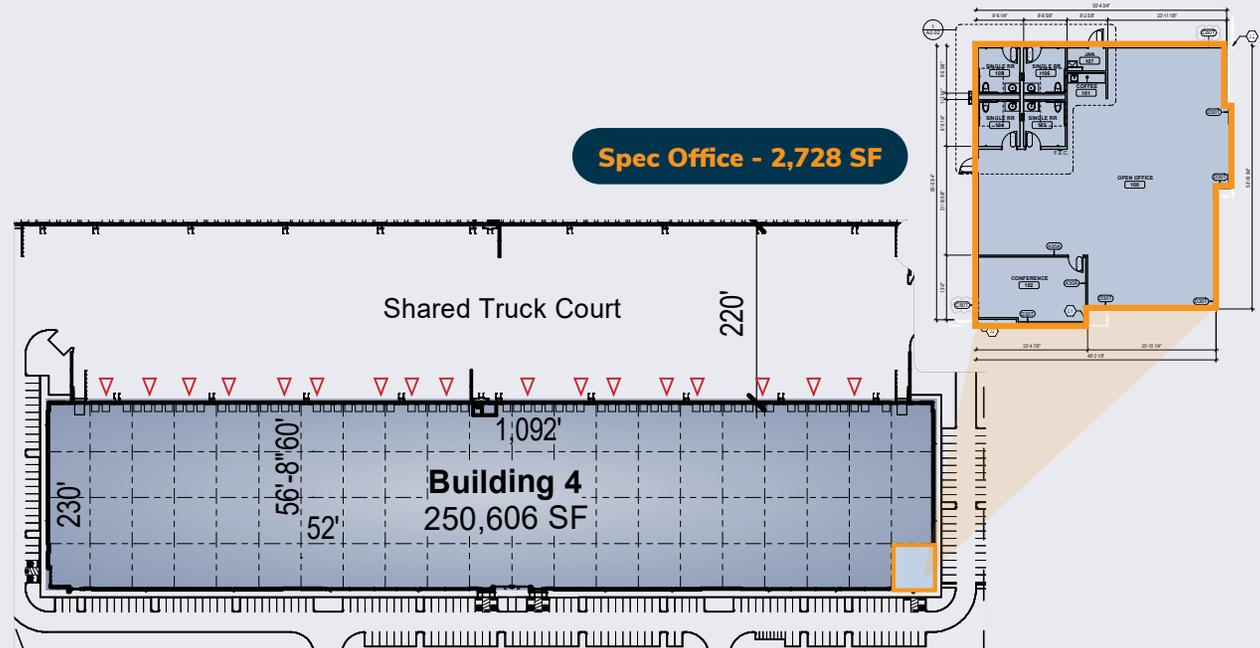
TRUCK COURT DEPTH 220' Shared

CAR PARKING 226

SPRINKLERS ESFR fire protection

WAREHOUSE LIGHTING LED

SLAB THICKNESS 7" concrete



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BUILDING 5 SPECS - Build to Suit

TOTAL SQUARE FEET 795,960 SF

LOADING Cross-Dock

LOT SIZE +/- 43 AC

CLEAR HEIGHT 36'-40'

DOCK DOORS 136

RAMPS 4

BUILDING DEPTH 670'

TYPICAL COLUMN SPACING 54' x 50' deep

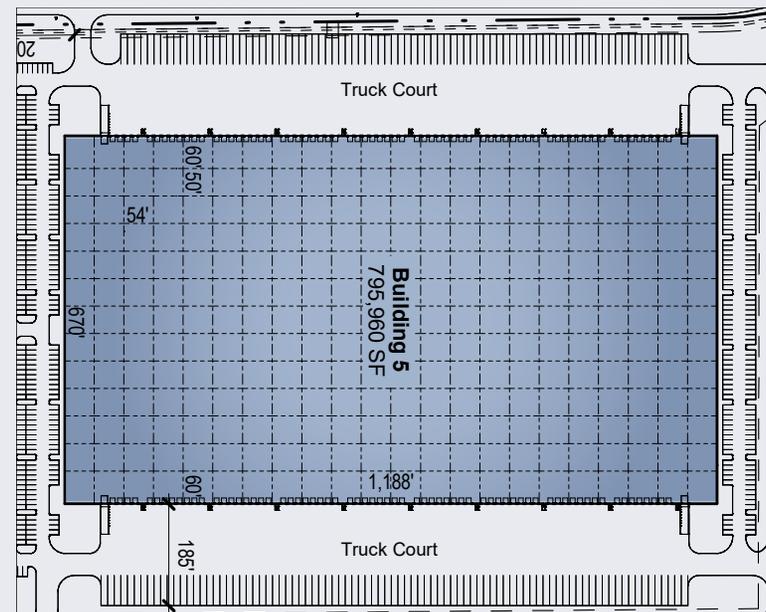
LOADING BAYS 54' x 60' deep

TRAILER STORAGE 175

CAR PARKING 459

SPRINKLERS ESFR fire protection

WAREHOUSE LIGHTING LED



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ACCESS

HUTTO CROSSING



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NEARBY AMENITIES

- | | | |
|----------------------------|-----------------------|--------------------------|
| 24 Hour Fitness | Claire's Boutique | Jiffy Lube |
| Aaron Brothers Art | Costco | Jimmy Johns |
| Ace Cash Express | Cost Plus | Justice |
| Al's Formal Wear | Cunningham Chir. | Kirkland's |
| Amplify Credit Union | CVS | Kohl's |
| Any's Frozen Custard | Delux Cleaners | Kublai Khan Stir Fry |
| Apollo Games | Dick's Sporting Goods | Lamb's Tire |
| Applebee's | Dollar Tree | Las Lomas |
| Approved Money | Domino's | Lane Bryant |
| At Home | Dress Barn | Laser Cosmetic Solutions |
| AT&T Wireless | Eco Box | Leslie's Pool Supplies |
| Austin Laser Dentistry | Edible Arrangements | Logan's Roadhouse |
| Austin Professional Dental | Einstein Bros. | Longhorn Steakhouse |
| Austin Telco FCU | Bagels | Lowe's |
| Bake of America | El Taquito | Macaroni Grill |
| Barnes & Noble | Eye Masters | Maggie Moo's Ice Cream |
| Bath & Body Works | Eyemart Express | Marshall's |
| Batteries Plus | Family Dentistry | Mattress Firm |
| Bed. Bath & Beyond | Fred Loya Insurance | McDonald's |
| Best Buy | Fire Bowl Cafe | Men's Warehouse |
| Bo Asian Bistro | Five Below | Menchie's Frozen Yogurt |
| Brooklyn Pie Company | GameStop | Mister Carewash |
| Broth & Basil | Garden Ridge | MOD Pizza |
| Cadiz Laser Spa | Hallmark Gold Crown | Mongolian Grille |
| Chase Bank | H&R Block | Morelia Mexican Grill |
| Cheyenne Chir. | Hobby Lobby | Nothing Bundt Cakes |
| Chick-fil-A | Home Depot | Office Depot |
| Chill's | Hooter's | Office Max |
| Chipotle | IHOP | Old Navy |
| Chola Indian | In-N-Out Burger | Olive Garden |
| Cielo Spa | Jersey Mike's Subs | Panda Express |



LOCATION & DRIVE TIMES

Interstate 35 via Hwy 79

7 Miles

Interstate 35 North via Hwy 130

12 Miles

Samsung

8 Miles

Tesla Gigafactory

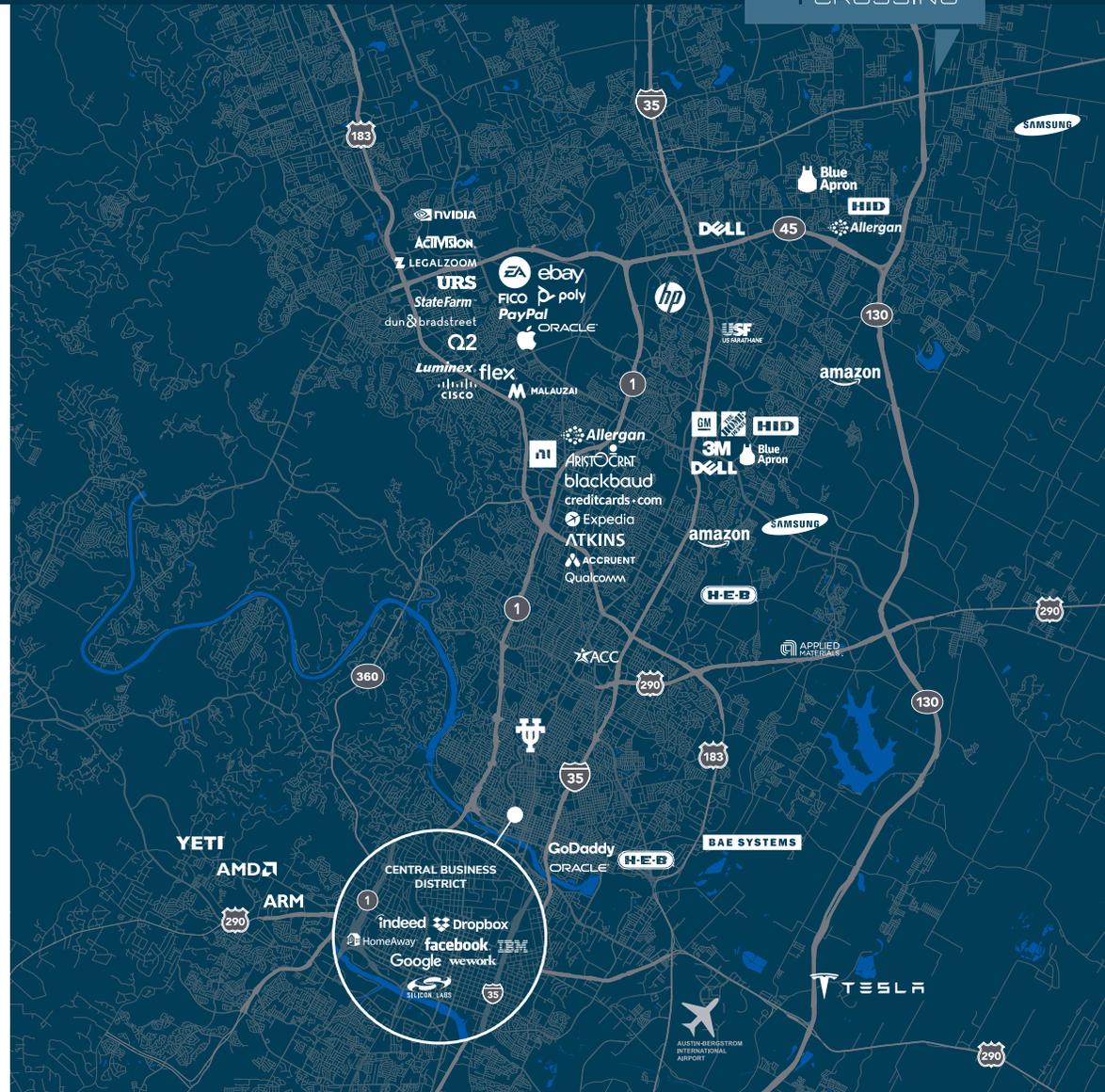
24 Miles

Airport

29 Miles

Downtown

27 Miles



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